

**DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
September 15, 2015
DRAFT MINUTES**

BOARD MEMBERS

Present: Andy Bales, Dilip Bhavnani, Matt Klein, Larry Rauch, Mark Shinbane, Bob Smiland, Denise Vuong (for Jim Barich).

Absent: Ernie Doizaki, Richard Gardner, Howard Klein, Sylvia Kavoukjian.

Staff: Raquel Beard, Fred Faustino

Consultant(s): Ken Coelho (Armanino LLP); Don Steier (Guzin Steier); Estela Lopez (Kindel Gagan)

Guests: Efficient City Apartments

I. CALL TO ORDER

Shinbane called the meeting to order at 9:51am.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

None.

III. APPROVAL OF MINUTES

Bhavnani made a motion to approve the June 22, 2015 minutes, and M. Klein seconded. The Board unanimously approved.

IV. FINANCIAL REPORT

Coelho reviewed the 2015 year-to-date financials through August 31st:

- a. Ending cash as of 8/31/15- \$740k (comparison to last year- \$725k)
- b. The 2015 Assessment receivable is approx. \$38k, which is less than our delinquency estimate of \$83k
- c. Projected cash- break even at year end.

V. CCE PLANNING STUDY

AECOM presented the finalized plan to the Board. Findings included demographic factors that include housing types, residential population, and industries and jobs. The study also notes that a lack of park space and a shortage of crosswalks and traffic lights have made Central City East somewhat inhospitable for customers, residents, and visitors alike. The study outlines several options for bringing positive and planned change to the district. In 2016, the BID will be meeting with city officials to go over the details of these proposals, and plan implementation of positive changes.

VI. EFFICIENT CITY APARTMENTS- 721 AND 813 E. 5TH STREET

Representatives shared the following project plans for the proposed Efficient City Apartments:

- a. Adaptive Reuse project- 132 entry level units**
- b. 277 sq. ft. micro units**
- c. 33 units set aside for veterans housing**

Next steps:

- b. Presentation to the Downtown LA Neighborhood Council on Oct. 20th**
- c. Ask for letter of support from the Downtown Industrial District BID**

Bhavnani motioned to approve a letter of support from the Downtown Industrial District BID, and M. Klein seconded. The Board unanimously approved.

VII. NEW BUSINESS

Beard asked the Board to approve the funding of a video that expresses issues, concerns, and needs from the perspective of the residents, social service providers and businesses in the District.

M. Klein made a motion to approve up to \$5k for the production of the video, and Smiland seconded. The Board unanimously approved.

VIII. NEXT MEETING- TBD

IX. ADJOURNMENT-11:30am